

APPLICATION FOR BUILDING PERMIT

Town of Machias, Maine

Building Permit request for:
 New Construction Expansion / Alteration
 Moving of Building Reconstruction / Replacement
 Conversion to another or different use

Date application received at Town Office: _____ Fee Paid \$ _____

Recipients Initials: _____

Name of Applicant: PETER LAPLANT, General Manager, Broughman Builders Inc.
 (or Agent)

Address of Applicant: 6 Acadia Way
Ellsworth, ME 04605 Telephone: (207) 667-7870

Address of Building(s): TBD W. KENNEBEC ROAD, MACHIAS, ME 04654
 Map 001 Lot 007

Proposed Use: (Describe briefly use of structure such as nature of business or residence, single or multi-family)
SINGLE FAMILY RESIDENCE & DETACHED 2 BAY GARAGE

Indicate what other structures are located on the same lot and the uses:
NONE

(Refer to Town of Machias Building Permit Ordinance 01/26/1989 in answering all applicable sections below.)

1. Yes No A waiver or variance is requested. (Attach separate sheet stating the request and reasons why you believe they should be allowed.)
2. Yes No A copy of the applicable town tax map showing lot location is attached.
3. Yes No The property is connected to the Machias Water Co. supply or can be connected. If the property is not, or cannot be connected to the Machias Water Co. supply, water will be provided by:
 Well Spring Other _____
4. Yes No The property is connected to Town of Machias sewer system or can be connected. Attach a copy of the Sewer Entrance Permit and include the location of the connection on the site plan if the project is to be connected to the Town of Machias sewer system.
5. Yes No A soil test has been conducted for installation of a septic system for sewage disposal.
 (Attach a copy of test document and diagram of the recommended septic location.)
6. Yes No A site plan showing all items listed in section 4A(3) of Machias Building Permit Ordinance is attached. The site plan should reflect the dimensions of the lot on which construction is to be undertaken specifically to include the road frontage measurement. The plan should also include setback distances for the proposed construction from each boundary and from the public road or private access road.
7. Yes No A copy of the deed, lease, purchase and sales agreement, or other evidence of ownership or control of the real estate is attached.
8. Yes No Will surface water drainage adversely affect any neighboring properties?
9. Yes No Will lighting reflect beyond lot lines or cause annoyance to neighboring properties?
10. Yes No Lot has a minimum of at least 100 feet of frontage on a town road or deeded private way.
11. Yes No The building lot is at least 15,000 square feet in size or larger.
12. Yes No The building setback will be at least 35 feet from the front of the lot.
13. Yes No Side and rear distances from the lot lines are at least 15 feet to proposed building.
14. Yes No The proposed structure will be no more than 50 feet above ground level, including chimneys, stacks or other protrusions that are part of the structure.
15. Yes No There will be safe vehicular entrance and exit to public or private roads that border the lot. (Indicate vehicle driveway on site plan.)
16. Yes No Will the proposed activity involve the installation or change of use of a driveway providing access to a state highway? If so, an entrance permit from the Department of Transportation must be obtained prior to any issuance of permits and attached to this application.

17. There will be 2+ off street parking spaces as shown in site plan.

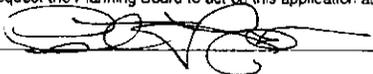
18. Commercial, industrial, and residential structures are required to comply with certain federal and/or state minimum standards and regulations. By initialing the items set forth below, the applicant is acknowledging awareness of, and compliance with, any applicable federal and state regulations and has attached copies of all approved permits that may be required. Indicate below which items apply to this building permit application and certify compliance by initialing the appropriate below:

Water Supply	<u>SR</u>	Water Pollution	<u>SR</u>	Flood Hazard Development Permit	<u>SR</u>
Air Pollution	<u>SR</u>	Soil Erosion	<u>SR</u>	Maine DOT Entrance Permit	<u>SR</u>
Shoreland Zoning	<u>SR</u>	Surface Drainage	<u>SR</u>	Sewer Connection Permit	<u>SR</u>
Sewage Pollution	<u>SR</u>	Noise Level	<u>SR</u>	Natural Resources Protection Act Permit	<u>SR</u>
Other	<u>SR</u>				

19. Estimated cost of proposed building or structure(s): \$ 400,000.00

20. Name, address and telephone number of contractor or builder: BROUGHMAN BUILDERS INC., 6 ACADEIA WAY, ELLSWORTH, ME 04605, ph. (207) 667-7870

21. I have read and understand the Town of Machias Building Permit Ordinance and hereby make application for a permit based on the information contained above and request the Planning Board to act on this application at its next scheduled monthly meeting.

Signature of Applicant: 

NOTE: Although not required, it is recommended that the applicant, or a duly appointed representative attend the meeting at which the application for a Building Permit is to be considered.

For Planning Board use:
 Building Permit: Approved Denied By the Planning Board on (Date): _____
 Authorized Planning Board Signature: _____



townclerk MTO <townclerk@machiasme.org>

Building Permit Application Kennebec Rd, Singer

2 messages

Peter Laplant <peter@broughmanbuilders.com>
To: townclerk@machiasme.org

Mon, Jul 21, 2025 at 3:01 PM

Attached are the building permit application, subsurface application and the supporting documentation for the permit pertaining to a project we are preparing for on the West Kennebec Rd for client Chris Singer.

I acknowledge that we may need a variance on the subsurface plan (the associated paperwork is included) due to proximity of the seasonal stream and may require a planning board approval for the permit as it is on waterfront property.

Please let me know at your earliest convenience if there is more documentation, information or detail that is required to move forward in the process.

Thanks
Peter

--

Best regards**Peter Laplante**

General Manager at BBI Inc - Ellsworth, Belfast & Holden

A 6 Acadia Way Ellsworth ME 04605**P** 207-667-7870 **E** peter@broughmanbuilders.com**W** www.bbimaine.com

Emails sent or received shall neither constitute acceptance of conducting transactions via electronic means nor shall create a binding contract in the absence of a fully signed written agreement.



3 attachments **BuildPermApp.pdf**
663K **Subsurface.pdf**
212K **SupportingDocs.pdf**
1847K

townclerk MTO <townclerk@machiasme.org>
To: Peter Laplant <peter@broughmanbuilders.com>

Mon, Jul 21, 2025 at 3:22 PM

All building permits have to be approved by the planning board. Anything dealing with the stream and the water behind property will fall under our shoreland zoning. Will make sure to send to the planning board and code enforcement officer.

The total due for the permit is \$215.00.

Jane Foss
Deputy Clerk
[Quoted text hidden]

Machias
10:43 AM

Real Estate Tax Commitment Book - 16.500

12/26/2024

2024 TAX COMMITMENT OVERWRITE

Page 168

Account Name & Address	Land	Building	Exemption	Assessment	Tax
870 SINGER, CHRISTOPHER	59,700	0	0	59,700	985.05
SINGER, KATHLEEN	Acres 2.05				
210 E MONTGOMERY AVE	Soft: 0.00	0			492.53 (1)
	Mixed: 0.00	0			492.52 (2)
HATBORO PA 19040	Hard: 0.00	0			
W KENNEBEC RD					
001-007					
B4904P3 04/20/2022					

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, 10 SHS
(207) 287-5672 Fax: (207) 287-3165

PROPERTY LOCATION

City, Town, or Plantation: **Machias**

Street or Road: **W Kennebec Rd.**

Subdivision, Lot #:

>> CAUTION: LPI APPROVAL REQUIRED <<

Town/City: _____ Permit # _____

Date Permit Issued: ____/____/____ Fee: \$ _____ Double Fee Charged

Local Plumbing Inspector Signature: _____ L.P.I. # _____

OWNER/APPLICANT INFORMATION

Name (last, first, MI): **Singer, Christopher** Owner Applicant

Mailing Address of Owner/Applicant: **210 East Montgomery Ave.
Hatboro, PA 19040**

Daytime Tel #: **(215)816-3022**

The Subsurface Wastewater Disposal System shall not be installed until a Permit is issued by the Local Plumbing Inspector. This Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules.

Municipal Tax Map # _____ Lot # _____

OWNER OR APPLICANT STATEMENT

I state and acknowledge that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector to deny a Permit.

Signature of Owner or Applicant: _____ Date: _____

CAUTION: INSPECTION REQUIRED

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application.

(1st) date approved: _____

(2nd) date approved: _____

Local Plumbing Inspector Signature: _____

PERMIT INFORMATION

TYPE OF APPLICATION

1 First Time System

2 Replacement System

Type replaced: _____

Year installed: _____

3 Expanded System

a <25% Expansion

b >= 25% Expansion

4 Experimental System

5 Seasonal Conversion

THIS APPLICATION REQUIRES

1 No Rule Variance

2 First Time System Variance

a Local Plumbing Inspector Approval

b State & Local Plumbing Inspector

3 Replacement System Variance

a Local Plumbing Inspector Approval

b State & Local Plumbing Inspector

4 Minimum Lot Size Variance

5 Seasonal Conversion Permit

DISPOSAL SYSTEM COMPONENTS

1 Complete Non-engineered System

2 Primitive System (graywater & alt. toilet)

3 Alternative Toilet, specify: _____

4 Non-engineered Treatment Tank (only)

5 Holding Tank, _____ gallons

6 Non-engineered Disposal Field (only)

7 Separated Laundry System

8 Complete Engineered System (2000 gpd or more)

9 Engineered Treatment Tank (only)

10 Engineered Disposal Field (only)

11 Pre-treatment, specify: **Norweco BK-2000**

12 Miscellaneous Components

SIZE OF PROPERTY

2.05 SQ. FT. ACRES

SHORELAND ZONING

Yes No

DISPOSAL SYSTEM TO SERVE

1 Single Family Dwelling Unit, No. of Bedrooms: **4**

2 Multiple Family Dwelling, No. of Units: _____

3 Other: _____ (specify)

Current Use: Seasonal Year Round Undeveloped

TYPE OF WATER SUPPLY

1 Drilled Well 2 Dug Well 3 Private

4 Public 5 Other **Private**

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)

TREATMENT TANK

1. Concrete

a. Regular

b. Low Profile

2. Plastic

3. Other: _____

CAPACITY: **1,000** GAL.

DISPOSAL FIELD TYPE & SIZE

1. Stone Bed 2. Stone Trench

3. Proprietary Device

a. cluster array c. Linear

b. regular load d. H-20 load

4. Other: _____

SIZE: **2400** sq. ft. lin. ft.

GARBAGE DISPOSAL UNIT

1. No 2. Yes 3. Maybe

If Yes or Maybe, specify one below.

a. multi-compartment tank

b. _____ tanks in series

c. increase in tank capacity

d. Filter on Tank Outlet

DESIGN FLOW

360 gallons per day

BASED ON:

1 Table 4A (dwelling unit(s))

2 Table 4C (other facilities)

SHOW CALCULATIONS for other facilities _____

SOIL DATA

PROFILE: **8** CONDITION: **D**

at Observation Hole # **TP-1**

Depth **11** "

of Most Limiting Soil Factor

Groundwater

DISPOSAL FIELD SIZING

1. Medium--2.6 sq. ft. / gpd

2. Medium--Large 3.3 sq. ft. / gpd

3. Large--4.1 sq. ft. / gpd

4. Extra Large--5.0 sq. ft. / gpd

EFFLUENT/EJECTOR PUMP

1. Not Required

2. May Be Required

3. Required

Specify only for engineered systems:

DOSE: _____ gallons

ATTACH WATER METER DATA

LATITUDE AND LONGITUDE at center of disposal area

Lat. **44** d **39** m **13.7** s

Lon. **67** d **26** m **42.4** s

if g.p.s. state margin of error: **20**

SITE EVALUATOR STATEMENT

I certify that on **4/16/25** (date) I completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Signature: **Samuel Altvater** SE # **SE00429** Date **5/4/25**

Site Evaluator Name Printed: **Samuel Altvater** Telephone Number **(207)478-7105** Email Address **samaltvater@gmail.com**

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Section 16
(207) 287-5672 Fax (207) 287-3165

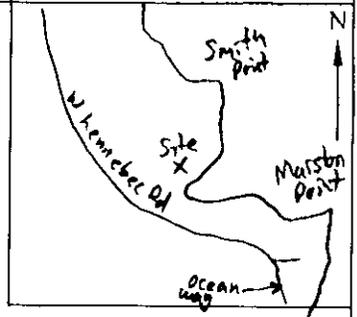
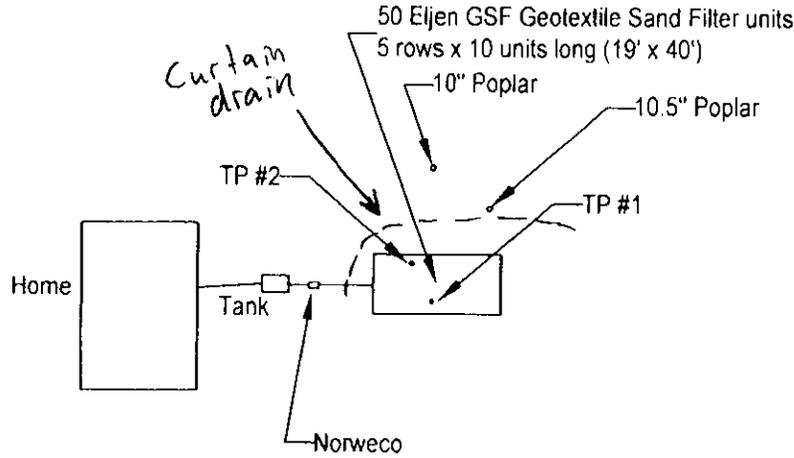
Town, City, Plantation
Machias

Street, Road, Subdivision
W Kennebec Rd.

Owner or Applicant Name
Christopher Singer

SITE PLAN Scale 1" = 60' ft.

SITE LOCATION PLAN



NOTES:

- Proposed well must be located at least 50' from septic tank(s) and 100' from disposal field(s).

SOIL PROFILE DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole # TP-1 Test Pit Boring

<1 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0	<u>Loam</u>			
6	Silt Loam	Friable to Firm	Light Olive Brown	
12				Few & Distinct
18	Refusal (Firm) at 18 inches			
24				
30				
36				
42				
48				

Soil Profile	Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
<u>8</u>	<u>D</u>	<u>6</u>	<u>11"</u>	<input type="checkbox"/> Restrictive Layer
	Condition	Percent	Depth	<input type="checkbox"/> Bedrock

Observation Hole # TP-2 Test Pit Boring

<1 " Depth of organic horizon above mineral soil

Depth below mineral soil surface (inches)	Texture	Consistency	Color	Mottling
0				
6	Loamy Sand	Friable	Brown	
12	Silt Loam	Friable to Firm	Light Olive Brown	Common & Distinct
18	Refusal (Firm) at 18 inches			
24				
30				
36				
42				
48				

Soil Profile	Classification	Slope	Limiting Factor	<input checked="" type="checkbox"/> Groundwater
<u>12</u>	<u>D</u>	<u>6</u>	<u>11"</u>	<input type="checkbox"/> Restrictive Layer
	Condition	Percent	Depth	<input type="checkbox"/> Bedrock

M.E. [Signature]
Site Evaluator Signature

429
SE #

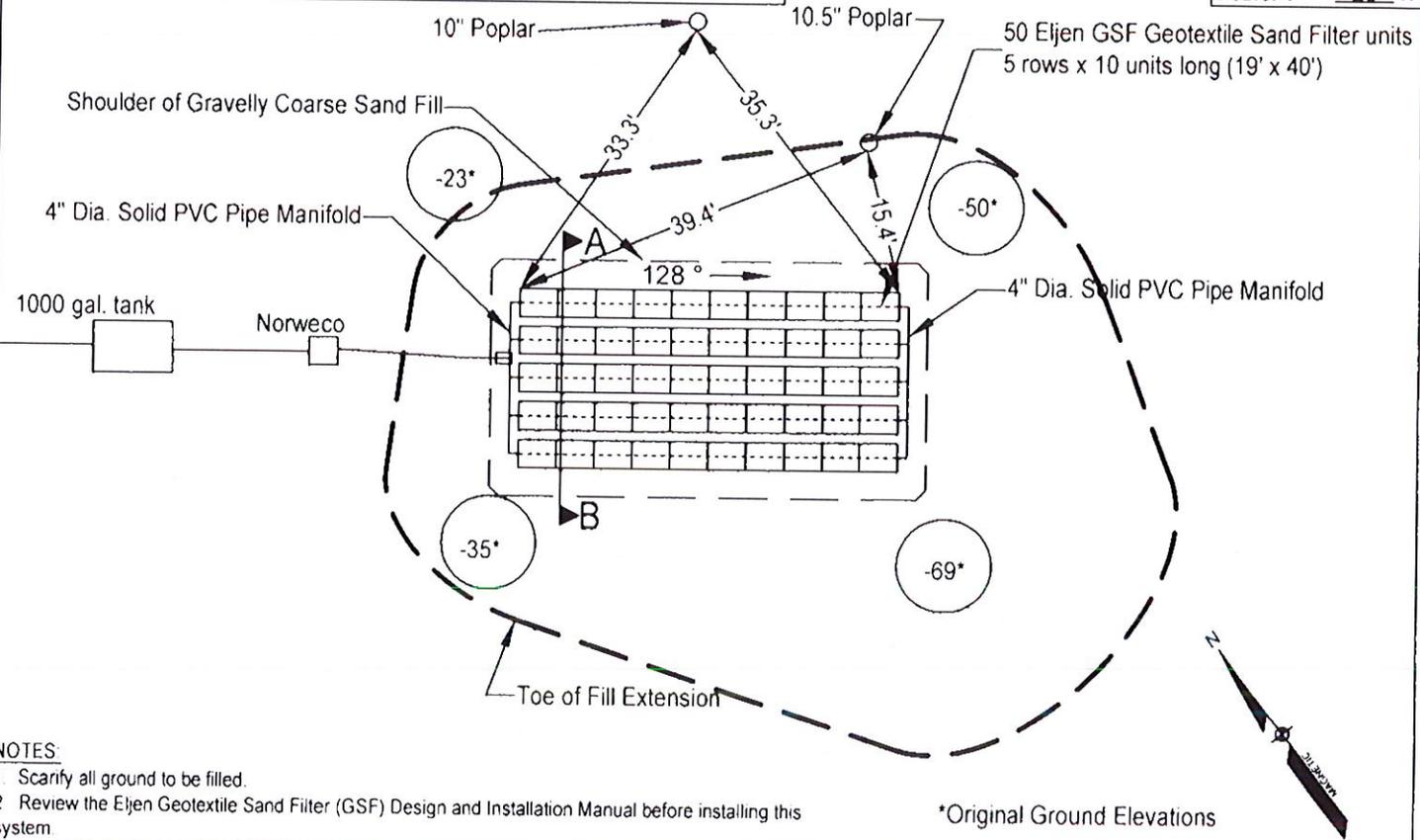
5/6/25
Date

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine Department of Human Services
Division of Health Engineering, Station 10
(207) 287-5672 Fax (207) 287-3165

Town, City, Plantation Machias	Street, Road, Subdivision W Kennebec Rd.	Owner or Applicant Name Christopher Singer
--	--	--

SUBSURFACE WASTEWATER DISPOSAL PLAN Scale: 1" = 20' ft



NOTES:

1. Scarify all ground to be filled.
2. Review the Eljen Geotextile Sand Filter (GSF) Design and Installation Manual before installing this system.

*Original Ground Elevations

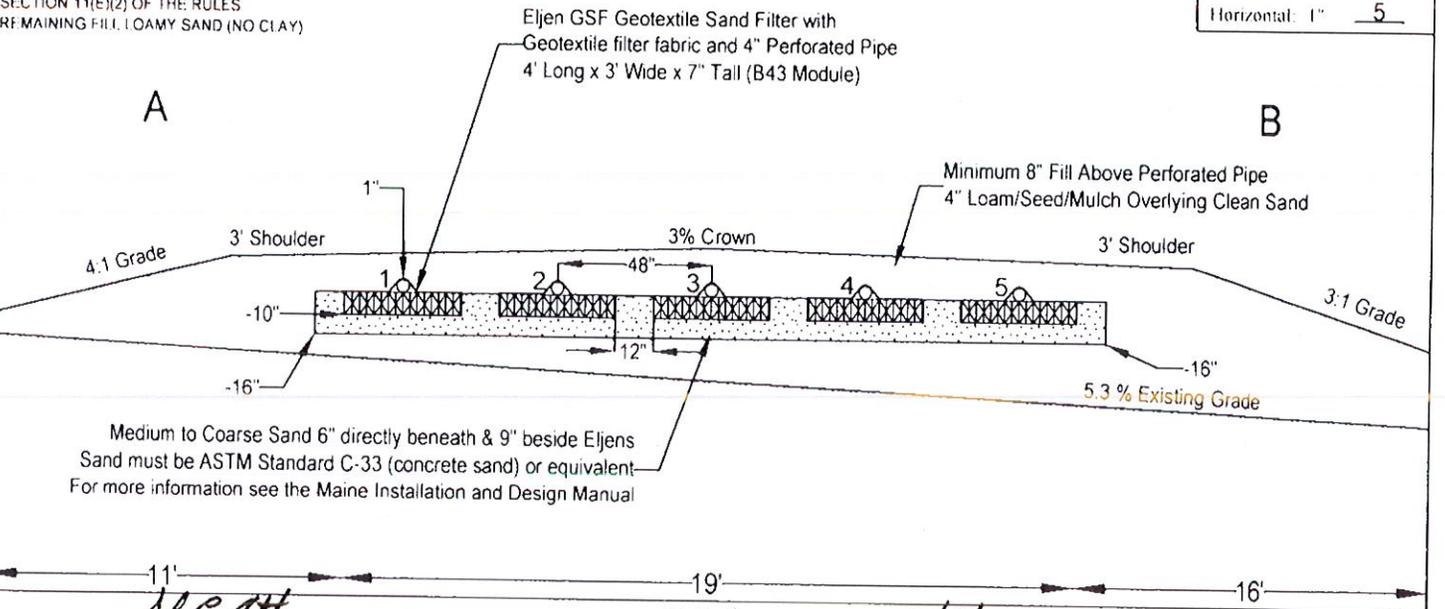
BACKFILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT
Depth of Backfill (upslope) <u>32" to 59"</u>	Finished Grade Elevation (at Row 1) <u>9"</u>	Location & Description <u>10.5" Poplar</u>
Depth of Backfill (downslope) <u>44" to 78"</u>	Top of Perforated Pipe (at Row 1) <u>1"</u>	<u>42" UP</u>
	Bottom of Eljen Unit (at Row 1) <u>-10"</u>	Reference Elevation <u>0.0"</u>
	Bottom of System Sand (at Row 1) <u>-16"</u>	

NOTE: DISPOSAL FIELD BACKFILL MATERIAL PLACED BELOW OR WITHIN 3' OF THE SYSTEM SAND MUST BE GRAVELLY COARSE SAND MEETING SECTION 11(E)(2) OF THE RULES REMAINING FILL LOAMY SAND (NO CLAY)

DISPOSAL FIELD CROSS SECTION

Scales:

Vertical	1" = <u>5'</u>
Horizontal	1" = <u>5'</u>



 Site Evaluator Signature	429 SE #	5/4/25 Date
Page 3 of 3 HHE-200 Rev. 10/02		



Maine Center for Disease Control and Prevention
 An Office of the
 Department of Health and Human Services

Department of Health and Human Services
 Maine Center for Disease Control and Prevention
 286 Water Street
 # 11 State House Station
 Augusta, Maine 04333-0011
 Tel: (207) 287-2070
 Fax: (207) 287-4172; TTY: 1-800-606-0215

SUBSURFACE WASTEWATER DISPOSAL SYSTEM VARIANCE REQUEST

This form must accompany an application (HHE-200 Form) for any subsurface wastewater disposal system which requires a variance to provisions of the Subsurface Wastewater Disposal Rules. The Local Plumbing Inspector must not issue a permit for the installation of a subsurface wastewater disposal system requiring a variance from the Department of Health and Human Services until approval has been received from the Department.

GENERAL INFORMATION		Town of <u>Machias</u>
Property Owner's Name:	<u>Christopher Singer</u>	Tel. No.: <u>(215)816-3022</u>
System's Location:	<u>W Kennebeck Rd.</u>	
Property Owner's Address:	<u>210 East Montgomery Ave Hatboro, PA</u>	Zip Code <u>19040</u>
e-mail address: _____		

The subsurface wastewater disposal system design for the subject property requires a replacement system variance first time system variance to the Subsurface Wastewater Disposal Rules. This variance requires local approval local and state approval.

SPECIFIC VARIANCE REQUESTED (To be filled in by Site Evaluator. Use additional sheets if needed.)	SECTION OF RULE
1. <u>To allow 8 D with 11" to restrictive layer within shoreland zone</u>	<u>Table 14A-14K</u>
2. <u>3:1 downhill slope</u>	<u>Table 8B</u>
3. _____	_____

SITE EVALUATOR

When a property is found to be unsuitable for subsurface wastewater disposal by a licensed Site Evaluator, the Evaluator shall so inform the property owner. If the property owner, after exploring all other alternatives, wishes to request a variance to the Rules, and the Evaluator in his professional opinion feels the variance request is justified and the site limitations can be overcome, he shall document the soil and site conditions on the Application. The Evaluator shall list the specific variances necessary plus describe below the proposed system design and function. The Evaluator shall further describe how the specific site limitations are to be overcome and provide any other support documentation as required prior to consideration by the Department. Attach a separate sheet if necessary.

Proposed new location is the most practical area on the lot for a disposal system given the site limitations, and as far back from the highwater line as possible.

I, Samuel Altwater, S.E., certify that a variance to the Rules is necessary since a system cannot be installed which will completely satisfy all the Rule requirements. In my judgment, the proposed system design on the attached Application is the best alternative available; enhances the potential of the site for subsurface wastewater disposal; and that the system should function properly.

[Signature]
 SIGNATURE OF SITE EVALUATOR

5/6/25

DATE

PROPERTY OWNER

I, _____, am the owner/agent for the owner of the subject property. I understand that the installation on the Application is not in total compliance with the Rules. Should the proposed system malfunction, I release all concerned provided they have performed their duties in a reasonable and proper manner, and I will promptly notify the Local Plumbing Inspector and make any corrections required by the Rules. By signing the variance request form, I acknowledge permission for representatives of the Department to enter onto the property to perform such duties as may be necessary to evaluate the variance request.

 SIGNATURE OF OWNER
 AGENT FOR THE OWNER

 DATE

LOCAL PLUMBING INSPECTOR - Approval at local level

The local plumbing inspector shall review all variance requests prior to rendering a decision.

I, _____, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (does does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (do do not) approve the requested variance. I (will will not) issue a permit for the system's installation as proposed by the application.

LPI Signature

Date

LOCAL PLUMBING INSPECTOR - Referral to the Department

The local plumbing inspector shall review all variance requests prior to forwarding to the Division of Environmental Health.

I, _____, the undersigned, have visited the above property and find that the variance request submitted by the applicant does not conform with certain provisions of the wastewater disposal rules. The variance request submitted by the applicant is the best alternative for a subsurface wastewater disposal system on this property. The proposed system (does does not) conflict with any provisions controlling subsurface wastewater disposal in the shoreland zone. Therefore, I (do do not) recommend the issuance of a permit for the system's installation as proposed by the application.

LPI Signature

Date

FOR USE BY THE DEPARTMENT ONLY

The Department has reviewed the variance(s) and (does does not) give its approval. Any additional requirements, recommendations, or reasons for the Variance denial, are given in the attached letter.

SIGNATURE OF THE DEPARTMENT

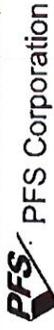
DATE

- Notes:
1. Variances for soil conditions may be approved at the local level as long as the total point assessment is at least the minimum allowed. (See Section 7.B.4 of the Subsurface Wastewater Disposal Rules for Municipal Review.)
 2. Variances for other than soil conditions or soil conditions beyond the limit of the LPI's authority are to be submitted to the Department for review. (See Section 7.B.3 for Department Review.) The LPI's signature is required on these variance requests prior to sending them to the Department.

SOIL, SITE AND ENGINEERING FACTORS FOR FIRST TIME SYSTEM VARIANCE ASSESSMENT WITH LIMITING SOIL DRAINAGE CONDITIONS (SEE TABLES 7C THROUGH 7M).

	CHARACTERISTIC	POINT ASSESSMENT
Soil Profile	8D	10
Depth to Groundwater/Restrictive Layer	11"	6
Terrain	Side Slope	3
Size of Property	2.05 acres	2
Waterbody Setback	160'	3
Water Supply	Private	3
Type of Development	Single family	0
Disposal Area Adjustment	33% larger	5
Vertical Separation Distance	Additional 6"	5
Additional Treatment	Outlet filter, curtain drain, and Norweco	5, 3, 20
TOTAL POINT ASSESSMENT:		65

Minimum Points (Check One): Outside Shoreland Zone-50 Inside Shoreland Zone-65 Subdivision-65



Approval Limited to Factory-Built Portion Only

SINGER

BUILDER: BROUGHMAN

STATE:
MAINE

BUILDING CODE:

- 2015 IRC w/ STATE AMENDMENTS
- 2011 NFPA 31, 2012 NFPA 54
- 2017 NEC
- 2013 NFPA 211
- 2011 STATE OF ME OIL & SOLID FUEL BOARD LAW & RULES
- 2015 UNIFORM PLUMBING CODE

DESIGN CRITERIA:

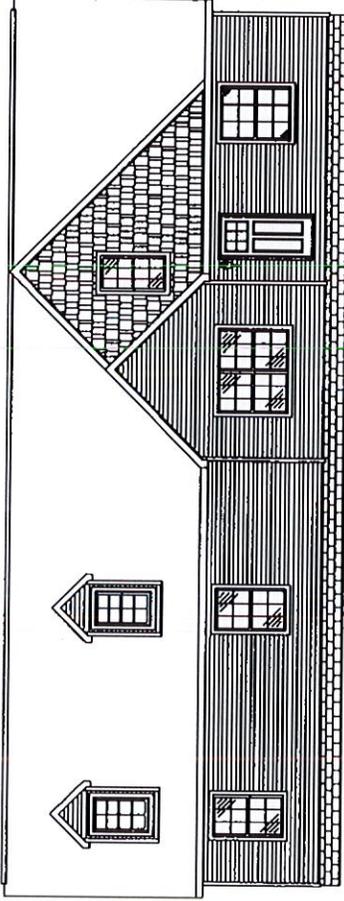
- DESIGN SNOW LOAD = 60#
- ROOF TRUSS CENTERS: 16" O.C.
- ROOF PITCH = 12/12
- WIND SPEED = 115 V(ULT)
- FLOOR LOAD = 40PSF
- SEISMIC DESIGN CAT. = C

NUMBER OF STORIES
1-FINISHED IN FACTORY

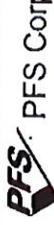
DELIVERY ADDRESS:
318 W KENNEBEC RD,
MACHIAS, MAINE, 04654
WASHINGTON COUNTY

NOTES:

- ALL HANDRAILS ON-SITE BY OTHERS UNLESS NOTED OTHERWISE
- SILLS ON ALL OPERABLE WINDOWS ARE TO BE INSTALLED 24" ABOVE FINISHED FLOOR OR FALL PROTECTION WILL BE REQUIRED WHEN SILL IS LESS THAN 24" ABOVE FINISHED FLOOR AND GREATER THAN 72" ABOVE FINISHED GRADE
- TEMPERATURE LIMITING DEVICE USED PER SECTION P2708.3 - P2713.3
- HVAC SYSTEM COMPLETED ON SITE BY OTHERS.
- VENTILATION TO BE:
 - KITCHEN EXHAUST: A COOKING APPLIANCE SHALL HAVE A SEPARATE VENTILATING FAN W/ HOOD; MINIMUM 100 CFM, EXHAUSTING TO EXTERIOR.
 - BATHROOM EXHAUST: EACH BATHROOM W/ OR W/O UT A TUB OR SHOWER UNIT SHALL HAVE A SEPARATE VENTILATING FAN, MINIMUM 50 CFM, EXHAUSTING TO THE EXTERIOR, RATED FOR SOUND AT A MAX. OF 3 SONE.
 - CLOTHES DRYER: VENTED DIRECTLY TO EXTERIOR.
 - WHOLE HOUSE VENTILATION FAN IS PROVIDED AND INSTALLED IN THE FACTORY BY CHAMPION MODULARS (EXHAUST ONLY)



FOR BASEMENT STAIRS: MAX. RISER HEIGHT OF 8.25" AND A MIN. TREAD DEPTH OF 9" AND A 1" NOSING WILL BE PROVIDED ON ALL TREADS WITH TREAD WIDTH LESS THAN 10". THIS EXCLUSION SHALL APPLY WHEN THE BASEMENT STAIRS ARE A COMPONENT OF A FACTORY DESIGN WHICH COMPLIES WITH THE NECESSARY BASEMENT HEIGHT AND THE DESIGN HAS BEEN CERTIFIED BY THE BOARD-APPROVED INSPECTION AGENCY. (MIN. STAIR HEAD ROOM TO BE 6'-8")



Approval Limited to Factory-Built Portion Only

State: **Maine**
 Signature: *Josh Meske*
 Title: **Staff Plan Reviewer**
 Date: **03/18/2025**

Josh Meske
Authorized Signatory for the
Manufacturing Plant and
Product Approval
Department of the PFS Corporation



WINDOW GUARDS OR GRATE PER R212.2 IF WINDOW SILL UNDER 24" ABOVE FINISHED FLOOR AND WINDOW OPENING MORE THAN 72" ABOVE FINISHED GRADE

MODIFICATIONS

PROJECT: **Q-32028 CAPE NE-621**
 DRAWN BY: **INDX**
 DATE: **03-11-25**
 SCALE: **N.T.S.**

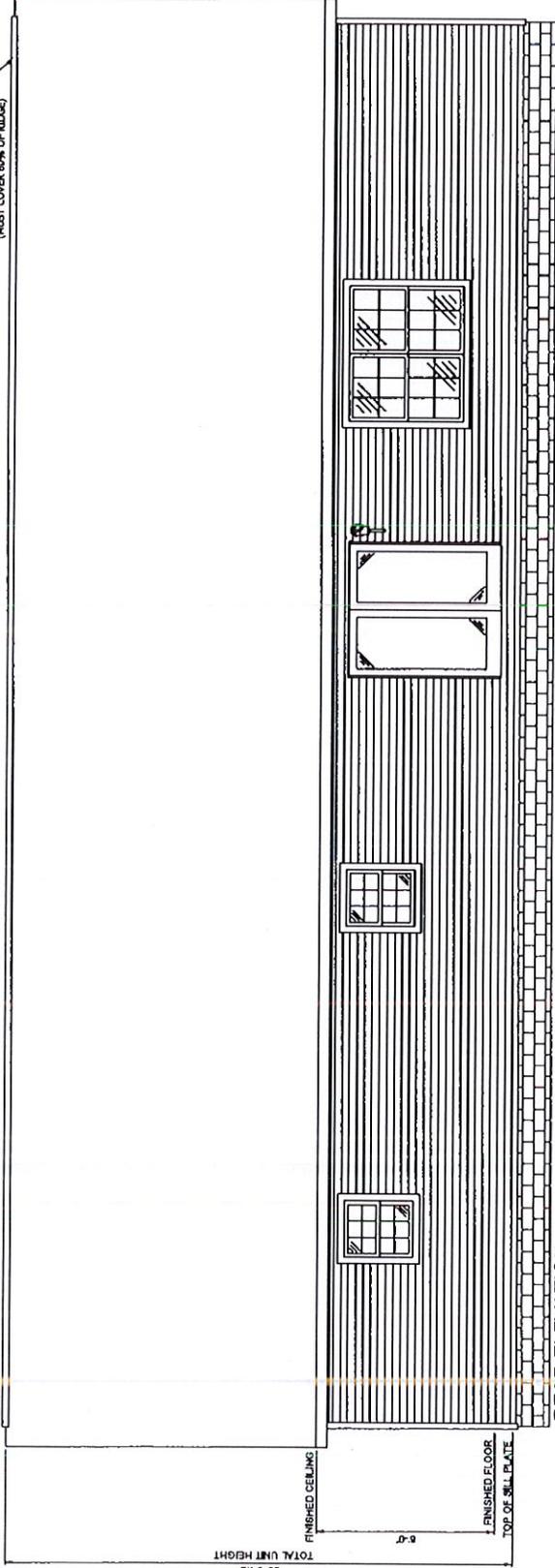
TITLE: **COVER PAGE**

SHEET: **CV-101**

PROPERTY AND CONSTRUCTION THESE DRAWINGS AND MODIFICATIONS ARE UNLAWFUL TO REPRODUCE OR TRANSMIT IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF CHAMPION

PFS Corporation
Northeast Region
APPROVED
 Josh Meske
 03/18/2025
 Approval limited to
 Factory Built Portion

EDGE VENT SHIP-LOOSE &
 INSTALLED BY BUILDER
 (MUST COVER 60% OF RIDGE)



ELEVATION FOR ILLUSTRATION ONLY NOT TO BE SCALED

- NOTES:
1. EXTERIOR LIGHTS ARE SHIPPED LOOSE FOR FIELD INSTALLATION BY OTHERS TO PRE-MARKED BOX.
 2. SIDING FOR ENDS IS SHIPPED LOOSE FOR FIELD INSTALLATION BY OTHERS.
 3. STOODS, STAIRS, HANDRAILS, GUTTERS, DOWNSPOUTS AND BRUSH BLOCKS ARE FURNISHED AND INSTALLED BY OTHERS IN ACCORDANCE WITH STATE AND LOCAL CODES.
 4. SIDING SHOWN IS 44" VINYL VENTED VINYL SOFFIT & ALUMINUM FACA.
 5. VINYL SHUTTERS ARE OPTIONAL.
 6. THE NUMBER OF WINDOWS WILL VARY ACCORDING TO INDIVIDUAL FLOOR PLAN.
 7. MASONRY VENEER OR OTHER FOUNDATION SIDING IS FURNISHED AND INSTALLED BY OTHERS.
 8. BOTTOM ROW OF SIDING IS SHIPPED LOOSE AND INSTALLED BY BUILDER ON SITE.

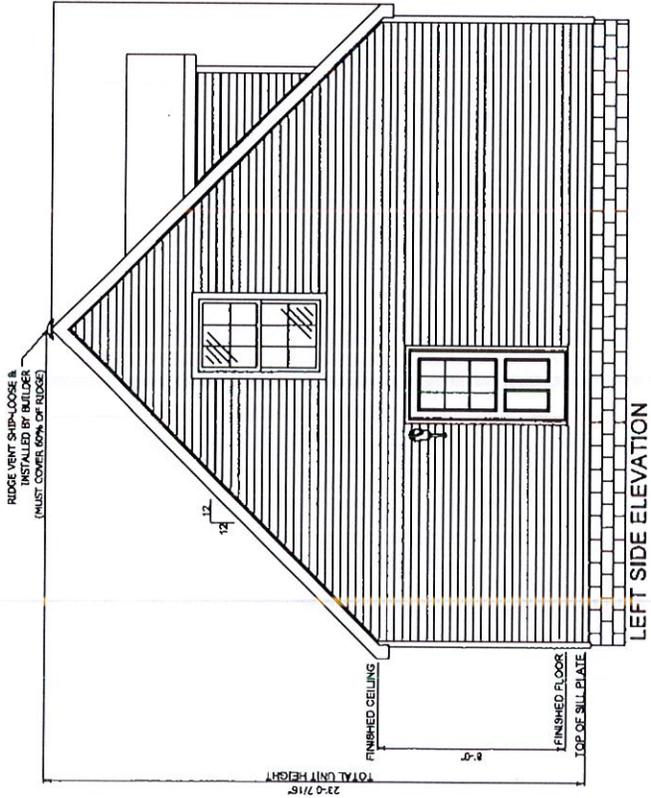
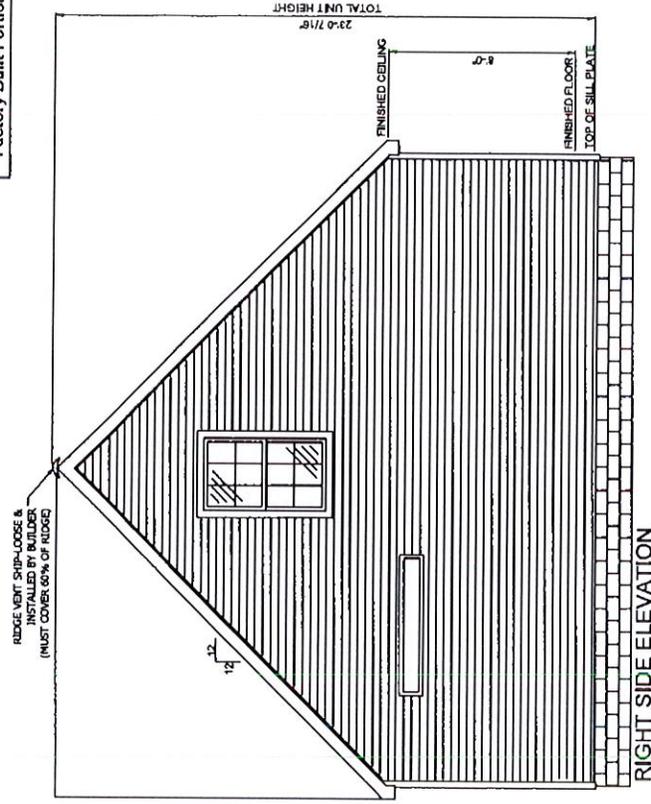
New Era building systems
 CHAMPION HOME BUILDERS DIV. ZTC
 461 SOUTHERN AVE. STRATFORDVILLE, PA. 17388

PROJECT: Q-32028
 CAPE
 NE-621
 DRAWN BY: NICK
 DATE: 03-11-25
 SCALE: N.T.S.

TITLE: REAR ELEVATION
 FILENAME: Q-32028
 BUILDER: BIRDAKMAN
 CUSTOMER: SINGER

SHEET: AE-102
 PROPRIETARY AND CONFIDENTIAL
 INFORMATION AND SPECIFICATIONS ARE CHANGING.
 COPYRIGHT © 1998-2025 BY OVERSEAS

PFS Corporation
Northeast Region
APPROVED
 Josh Meske
 03/18/2025
 Approval limited to
 Factory Built Portion



ELEVATION FOR ILLUSTRATION ONLY NOT TO BE SCALED

- NOTES:
 1. EXTERIOR LIGHTS ARE SHIPPED LOOSE FOR FIELD INSTALLATION BY OTHER TO PRE-WEAVED BOX
 2. SIDING FOR ENDS IS SHIPPED LOOSE FOR FIELD INSTALLATION BY OTHERS.
 3. STOPS, STAIRS, HANDRAILS, GUTTERS, DOWNSPOUTS AND DRAIN TUBS ARE SHIPPED LOOSE FOR FIELD INSTALLATION BY OTHERS IN ACCORDANCE WITH STATE AND LOCAL CODES.
 4. SIDING SHOWN IS 4 1/4 VINYL VENTED VINYL BOFFIT & ALUMINUM FACIA

5. VINYL SHUTTERS ARE OPTIONAL
 6. WINDOW SHUTTERS WILL VARY ACCORDING TO INDIVIDUAL CODES AND LOCAL CODES
 7. MASONRY VENEER OR OTHER FOUNDATION SIDING IS FURNISHED AND INSTALLED BY OTHERS.

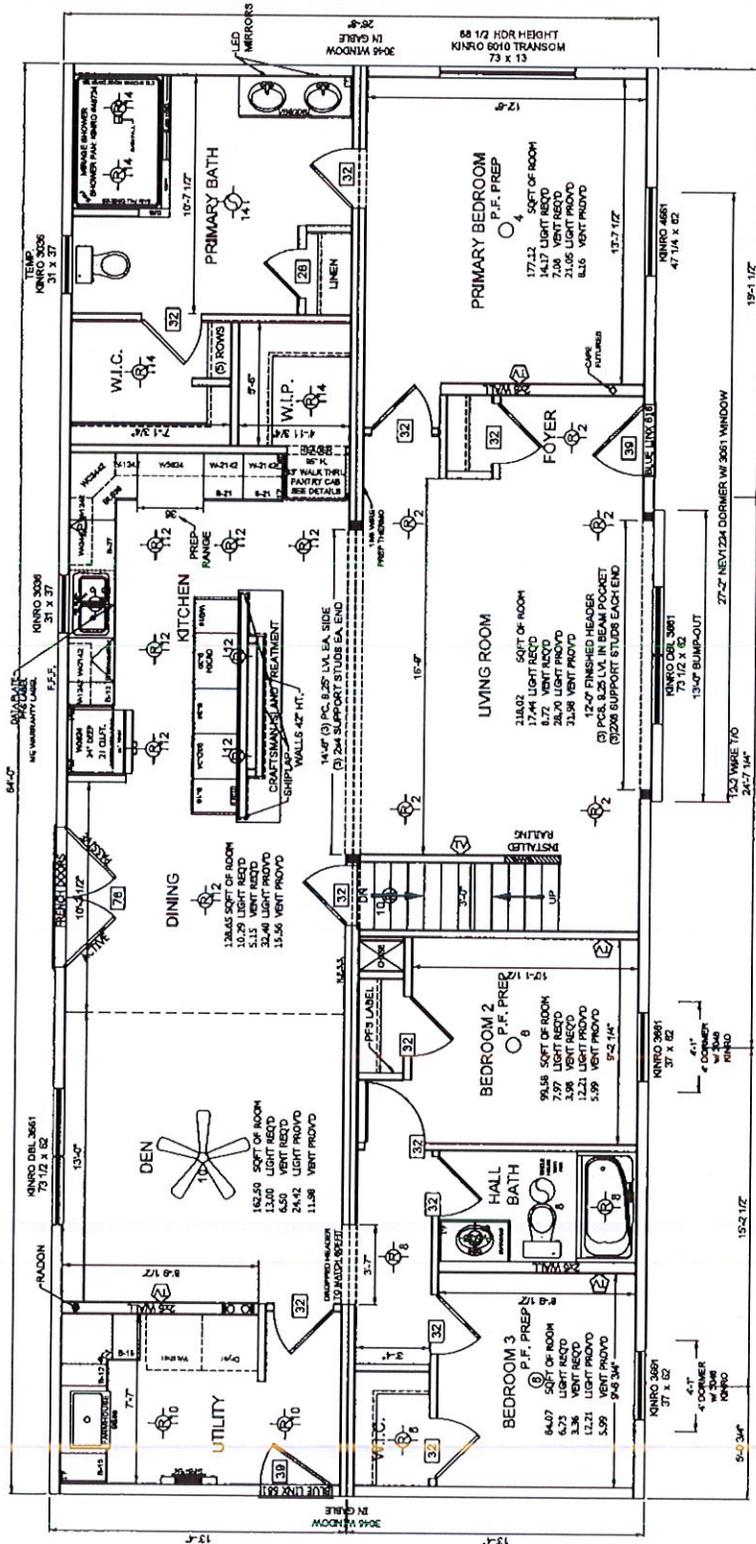
8. BOTTOM ROW OF SIDING IS SHIPPED LOOSE AND INSTALLED BY BUILDER ON SITE

New Era building systems
 CHAMPION HOME BUILDERS DIV. Z70
 451 SOUTHERN AVE. STRATFORDVILLE, PA 17356

PROJECT: Q-32028
 CAPE
 NE-621
 DRAWN BY: NICK
 DATE: 03-11-25
 SCALE: 1/4" = 1'-0"

TITLE: SIDE ELEVATIONS
 FILENAME: Q-32028
 BUILDER: BROUHAAN
 CUSTOMER: SINGER

SHEET: AE-103
 PROPRIETARY AND CONFIDENTIAL
 THESE DRAWINGS ARE INTENDED FOR GENERAL INFORMATION ONLY AND ARE NOT TO BE USED FOR CONSTRUCTION WITHOUT A CONTRACT WITH CHAMPION



PFS Corporation
Northeast Region
APPROVED
 Josh Meske
 03/18/2025
 Approval limited to
 Factory Built Portion

HEADERS: ALL SINGLE WINDOW HEADERS
 AND DOORS ARE (2) 2x6
 ALL DOUBLE WINDOWS AND SLIDERS (3)
 2x10 UNLESS OTHERWISE NOTED.

- NOTES:
- 1) KINRO SERIES WINDOWS THRU-OUT EXCEPT FOR SILVERLINE 3046 WINDOWS IN ATTIC GABLE ENDS. SEE PAGE TS-101 FOR MORE INFORMATION.
 - 2) WHOLE HOUSE VENTILATION FAN IS PROVIDED AND INSTALLED IN THE FACTORY BY CHAMPION MODULARS (EXHAUST ONLY).
 - 3) HVAC SYSTEM COMPLETED ON SITE BY OTHERS.
 - 4) VENT EXTENSIONS ARE REQUIRED TO BE 24" ABOVE ROOF.
 - 5) WATER HEATER TO BE SUPPLIED BY OTHERS AND INSTALLED IN BASEMENT BY BUILT-3K.
 - 6) RADIUM VENT IS VENT PIPING FOR FUTURE RADIUM REDUCTION SYSTEM. 7) 200 AMP PANEL BOX INSTALLED IN UTILITY ROOM. PANEL BOX DISCONNECT TO BE CRISTE BY OTHERS.
 - 8) N.E.S.S. STANDS FOR NEW ENGLAND SAFETY SWITCH.
 - 9) ALL WORK BELOW THE SILL PLATE TO BE COMPLETED ONSITE BY OTHERS.
 - 10) CEILING HEIGHT TO BE 8'-0" WALL HEIGHT.

 461 SOUTHERN AVE. SUITE 1000, HANOVER, PA 17330		PROJECT: Q-32028 CAPE NE-621	TITLE: FLOOR PLAN	SHEET: AP-101
DRAWN BY: RICK DATE: 03-13-25 SCALE: 3/16" = 1'-0"		FILENAME: Q-32028 BUILDING: BLDGPLAN CUSTOMER: SINGER	PROBABLY AND CONFIDENTIAL THESE DRAWINGS ARE NOT TO BE REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF PFS CORPORATION	

MAINE REAL ESTATE TAX-Paid

WARRANTY DEED

DLR: 1002240190914

KNOW ALL PERSONS BY THESE PRESENTS, that **CHRISTIAN SCHOEPE** and **MARTINA S. SCHOEPE** (hereinafter referred to as "Grantors"), whose mailing address is 1327 Eastwood Way, Lynden, WA 98264, for consideration paid, hereby grants to **CHRISTOPHER SINGER** and **KATHLEEN SINGER** (hereinafter referred to as "Grantees"), whose mailing address is 210 E. Montgomery Avenue, Hatboro, PA 19040, as **Joint Tenants with Rights of Survivorship**, with **WARRANTY COVENANTS**, a certain lot or parcel of land situated in **Maclias, County of Washington and State of Maine**, bounded and described as follows, to wit:

See attached Exhibit A hereto made a part hereof and incorporated by reference.

This instrument was prepared for the Grantors without the benefit of an examination of title.

Executed this 22 day of APRIL, 2022.

Christian Schoepe

Christian Schoepe

Martina S. Schoepe

Martina S. Schoepe

STATE OF WASHINGTON
COUNTY OF WASHINGTON

Then personally appeared before me on this 22 day of APRIL, 2022 the said Christian Schoepe and Martina S. Schoepe, and acknowledged the foregoing instrument to be their free act and deed.



Nicholas T. Eike

Attorney at Law/Notary Public

Print Name: Nicholas T. Eike

My Commission Expires: 03-04-2024

EXHIBIT A

A certain lot or parcel of land located in the State of Maine, County of Washington, Town of Machias, northeasterly of West Kennebec Road, approximately 500 feet southeasterly of the intersection of Steeplebush Lane with said West Kennebec Road, being depicted on a plan entitled "Boundary Survey Plan - Christian Schaepe and Marina S. Schaepe, West Kennebec Road, Machias, Washington County, Maine", dated March 31, 2022, and prepared by Haley Ward, Inc. (Job #13827.001), said lot being more particularly described as follows:

BEGINNING at a 5/8" rebar with surveyor's identification cap (Haley Ward, Inc. PLS #2409) set on the northeasterly sideline of West Kennebec Road next to the southwesterly corner of land now or formerly of Phillip M. Tarves, being described in a deed dated February 4, 2021, and recorded in Book 4755, Page 2 of the Washington County Registry of Deeds (WCRD), said rebar being located N 40°53'03" E, a distance of 2.09 feet, from a 1-1/4" pipe found;

THENCE, N 40°53'03" E, along the southeasterly line of land of said Tarves, a distance of 72.00 feet, to a 5/8" rebar with surveyor's identification cap (Haley Ward, Inc. PLS #2409) set;

THENCE, S 49°09'21" E, along the southwesterly line of land of said Tarves, a distance of 92.83 feet, to a 5/8" rebar with surveyor's identification cap (Haley Ward, Inc. PLS #2409) set (noted as rebar "A" on said survey plan);

THENCE, generally southeasterly by and along the centerline of a gully and the southerly line of land of said Tarves, to a 5/8" rebar with surveyor's identification cap (Haley Ward, Inc. PLS #2409) set (noted as rebar "B" on said survey plan), said rebar being located S 70°42'26" E, a distance of 196.98 feet, from rebar "A";

THENCE, generally southeasterly and easterly by and along the centerline of a gully and the southerly line of land of said Tarves, to a 5/8" rebar with surveyor's identification cap (Haley Ward, Inc. PLS #2409) set (marked as rebar "C" on said survey plan), said rebar being located S 88°06'35" E, a distance of 192.47 feet, from rebar "B";

THENCE, generally southeasterly by and along the centerline of a gully and the southerly line of land of said Tarves, to a 5/8" rebar with surveyor's identification cap (Haley Ward, Inc. PLS #2409) set (marked as rebar "D" on said survey plan), said rebar being located S 72°41'55" E, a distance of 69.10 feet, from rebar "C";

THENCE, generally southeasterly by and along the centerline of a gully and the southerly line of land of said Tarves, a distance of 10 feet, more or less, to the high water mark of Little Kennebec River (tidal);

THENCE, generally southwesterly along the high water mark of Little Kennebec River, a distance of 157 feet, more or less, to a point at the centerline of a private road and on the northwesterly line of land of Jonathan James and Debra Nichols, being described in a deed dated November 10, 2017, and recorded in Book 4415, Page 260 of the WCRD, said point being

located S 27°34'17" W, a distance of 13.76 feet, from a 5/8" rebar with surveyor's identification cap (Haley Ward, Inc. PLS #2409) set (marked as rebar "E" on said survey plan, said rebar being located S 44°23'42" W, a distance of 134.51 feet, from rebar "D");

THENCE, generally southwesterly by and along the centerline of a private road and the northwesterly line of land of said James and Nichols, according to the following courses and distances, to a point on the northeasterly sideline of West Kennebec Road, said point being located S 45°56'31" E, a distance of 20.00 feet, from a 5/8" rebar with surveyor's identification cap (Haley Ward, Inc. PLS #2409) set (marked as rebar "F" on said survey plan) on the northeasterly sideline of West Kennebec Road, said rebar being located S 61°51'57" W, a distance of 171.96 feet, from rebar "E";

1. S 74°46'47" W, 7.92 feet;
2. S 61°07'33" W, 39.05 feet;
3. S 39°49'47" W, 33.94 feet;
4. S 56°41'42" W, 25.95 feet;
5. S 50°49'08" W, 33.00 feet;
6. S 52°03'33" W, 15.79 feet;

THENCE, N 45°56'31" W, along the northeasterly sideline of West Kennebec Road, a distance of 20.00 feet, to said rebar "F";

THENCE, generally northwesterly along the northeasterly sideline of West Kennebec Road, a distance of 419.19 feet, to said 5/8" rebar at the POINT OF BEGINNING, said rebar being located N 48°54'34" W, a distance of 419.10 feet, from rebar "F".

TOGETHER WITH the lands from the northeasterly sideline of West Kennebec Road to the centerline of said road lying adjacent to the above-described lot, in accordance with the laws of the State of Maine.

TOGETHER WITH the lands from the northeasterly sideline of West Kennebec Road to the centerline of said road lying adjacent to the above-described lot, in accordance with the laws of the State of Maine.

TOGETHER WITH all rights, if any, to the lands extending from the high water mark to the low water mark of Little Kennebec River, in accordance with the laws of the State of Maine.

TOGETHER WITH the use of the private road in common with others leading from West Kennebec Road to Smelt Brook Cove, so called, the centerline of said private road described above.

Bearings shown refer to Grid North, Maine East Zone (1881), as depicted on said plan.

The above-described parcel contains 1.87 acres, (not including lands below high water), more or less.

DOC: 3588 BK: 4904 PG: 5

RECEIVED-RECORDED, WASHINGTON COUNTY REGISTER OF DEEDS

04/23/2022, 07:18:16P

Acting Registrar of Deeds Emily C. Gay E-RECORDED

Meaning and intending to describe and convey the same premises conveyed to Grantees by virtue of deed of John R. Bender and Susan J. Bender dated November 8, 2002 and recorded in the Washington County Registry of Deeds in Book 2683, Page 315.

To: Town of Machias, ME
From: Christopher and Kathleen Singer
Re: Representation for Planning Board Meetings and Permit Process
Property Located: TBD West Kennebec Road, Machias, ME
DATE: October 13, 2024

To the Town of Machias it's Planning Board, Code Enforcement Officer and others as appropriate, please be advised that I have requested Broughman Builders, Inc to represent me in the permitting process, all meetings and approvals as required for acceptance of my plan and construction for a building project at my property located in Machias, Maine.

Thank you,

<i>Christopher Singer</i>	10-15-2024
Christopher Singer	Date
<i>Kathleen Singer</i>	10-19-2024
Kathleen Singer	Date

Signature Certificate

Reference number: KXBB9-FS2QE-YPNQ2-MHLNX

Signer	Timestamp	Signature
Kathleen Singer Email: singerk222@gmail.com Sent: 13 Oct 2024 14:52:15 UTC Viewed: 14 Oct 2024 21:05:47 UTC Signed: 19 Oct 2024 15:28:49 UTC Recipient Verification: ✓Email verified 14 Oct 2024 21:05:47 UTC		 IP address: 100.34.95.172 Location: Warminster, United States
Christopher Singer Email: singerc@verizon.net Sent: 13 Oct 2024 14:52:15 UTC Viewed: 15 Oct 2024 22:38:46 UTC Signed: 19 Oct 2024 15:34:42 UTC Recipient Verification: ✓Email verified 15 Oct 2024 22:36:46 UTC		 IP address: 100.34.95.172 Location: Warminster, United States

Document completed by all parties on:
19 Oct 2024 15:34:42 UTC

Page 1 of 1



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